

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 8, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich

Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend Alton Hornby of the Broadway Pentecostal Tabernacle, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were no matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Ford

THAT the minutes of the Regular Council Meeting of November 1, 1977, including the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford
SECONDED by Ald. Gerard

THAT this Council recess and reconvene later this day, following the Special Council (Public Hearing).

- CARRIED UNANIMOUSLY

- - - - -

The Regular Council reconvened at approximately 3.25 p.m with the same Members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford
SECONDED by Ald. Gerard

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Extension of Operating Hours -
Princeton Hotel Pub

Council, on October 18, 1977 deferred consideration of a report, dated September 29, 1977, from the Community Services Committee regarding extending the operating hours of the Princeton Hotel Pub, pending the hearing of a delegation.

Cont'd.....

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DELEGATIONS (Cont'd)

Extension of Operating Hours
Princeton Hotel Pub (Cont'd)

Mr. L. Valente, representing the B.C. Hotels Association addressed the Council, speaking in support of having the opening hours of the Pub portion, the same as those of the Beer-parlour. Mr. Valente requested that Council provide this new concept of service for the benefit of customers.

Mr. James Morrison, representing the Hotel, Restaurant and Culinary Employees and Bartenders Union, Local 40, also addressed Council and filed a brief supporting the fourteen-hour license provisions as presently in effect for City hotels.

Alderman Rankin reminded Council that his committee is requesting a meeting with the Liquor Control and Licensing Branch of the Provincial Government to discuss various aspects of the Liquor Control Act.

MOVED by Ald. Puil

THAT approval be granted to the Princeton Hotel to keep the Pub portion open until 11.30 p.m., subject to the approval of the Liquor Control and Licensing Branch of the Provincial Government.

- (deferred)

MOVED by Ald. Gibson

THAT this whole matter be deferred until officials from the Liquor Control and Licensing Branch of the Provincial Government appear before the Community Services Committee as requested.

- CARRIED

(Ald. Bellamy, Harcourt, Kennedy, Puil and the Mayor opposed)

At this point in the proceedings
a short recess was observed.

2. Proposed Rezonings to CD-1
Along Kingsway

Council, on November 1, 1977, deferred consideration of a report, dated October 20, 1977, from the Planning and Development Committee, pending the hearing of a delegation on the proposed rezoning to CD-1 along Kingsway.

Mr. Michael Katz, Architect, addressed the Council regarding three townhouse development proposals in the area, with which he is involved. Mr. Katz had no objection to the proposed study, but saw no reason for the developments to be held up pending such a study, and, in fact, suggested that the developments may not proceed should a hold be placed on his applications.

The Director of Planning spoke in explanation of the Standing Committee's report, pointing out the impact that the redevelopment could have along Kingsway.

On a question raised, the Director of Planning advised he would submit a report on the status of the proposed motel redevelopment which was referred to in Appendix B of the Standing Committee's report.

Cont'd.....

DELEGATIONS (Cont'd)Proposed Rezonings to CD-1
Along Kingsway (Cont'd)

MOVED by Ald. Harcourt

THAT the following recommendations of the Planning and Development Committee be approved:

- a) That the Director of Planning in co-operation with the City Engineer prepare a report on various options for a study with respect to the effects of changes in land use, traffic, transit, etc. on the area along Kingsway from Boundary Road to Rupert Street.
- b) That the Director of Planning place a hold on the processing of the rezoning applications indicated on the map submitted, until such time as the report from the Director of Planning and City Engineer is received.

- CARRIED

(Ald. Bellamy opposed)

3. Shopping Hours During December

The Council considered a report of the Finance and Administration Committee dated October 27, 1977, regarding shopping hours during December.

On October 4, 1977, when considering a request from the T. Eaton Company for a by-law amendment to permit shops to remain open until 9.00 p.m. from December 1st to December 24th, Council passed a motion which, in effect, denied the request. Subsequently, the Company had requested the Finance and Administration Committee to give further consideration to the matter. The Committee referred the request to Council and directed that arrangements be made to hear all relevant delegations.

Delegations were heard this day, as follows:

FOR:

Mr. Ed. Martin, Director,
Downtown Business Association
& President, Granville Mall
Association.
(Brief Filed)

Mr. Alf Worthington -
Main Street Merchants.

Mr. Cherneski - Project Director
& General Manager - Vancouver
Centre.

Mrs. Pauline Armstrong -
Pacific Centre Merchants.
(Brief Filed)

Mr. Hudson, The T. Eaton
Company.

AGAINST:

Joan Wallace, Manager,
Retail Merchants Association
of Canada - B.C. Division,
(Brief Filed)

Mr. Douglas Jung - Solicitor
for B.C. Lower Mainland Grocers
Association.
(Brief Filed)

Mr. Art. Smolensky,
West Broadway Merchants.

Mr. F. Hill - Kerrisdale
Merchants Association
(Brief Filed)

Mrs. Janet Anderson -
University Way Merchants.
(Petition Filed)

Letters were circulated to Council from:

Harbour Centre Merchants Association	- FOR	
Pacific Centre Merchants Association	- FOR	
Dunbar Business Association	- AGAINST	
Hastings Chamber of Commerce	- AGAINST	
Mr. W. D. Clarke	- AGAINST	Cont'd....

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DELEGATIONS (Cont'd)

3. Shopping Hours during December (Cont'd)

MOVED by Ald. Rankin

THAT the request of the T. Eaton Company to extend store opening hours to 9.00 p.m. from December 1st, to and including December 24th, excluding Sundays, be not approved.

- CARRIED

(Ald. Puil opposed)

COMMUNICATIONS OR PETITIONS

1. Locarno - Blocks 130/129

The Council noted a letter, dated October 27, 1977, from the Board of Parks & Recreation, regarding city-owned land in Block 130 in the Locarno area. The Park Board is requesting Council to defer action on Block 130 until the Board meets with Council to further discuss the matter.

MOVED by Ald. Harcourt

THAT the letter dated October 27, 1977, from the Board of Parks & Recreation be received, and a meeting be arranged with the Board as soon as possible.

- CARRIED UNANIMOUSLY

2. Block 80, D.L. 541. -
King George High School

The Council noted the following letter dated November 1, 1977, addressed to the City Manager, from Campney & Murphy, acting for the Vancouver School Board, in connection with the designation of the King George High School building and lands:

" We refer to the recent telephone conversation between you and the writer in which we advised that we were acting for the Vancouver School Board in connection with the above matter.

As we informed you, the Board and Hydro have negotiated the sale of Block 80 for \$6.4 million payable together with agreed interest over a five year period.

Hydro takes the position that the sale was subject to the issuance of a permit from the City to demolish the buildings on Block 80 and since a permit may not be issued because of the potential heritage designation there is no agreement between the parties. The School Board maintains that the terms of the sale were agreed upon without any such restriction and that Hydro should proceed with the transaction.

We have now received a copy of the proposed By-Law designating the King George High School building and the surrounding lands contained in Block 80 as a municipal heritage site. Hydro has agreed that except for the heritage designation issue which presently precludes the issuance of the demolition permit, it was and is ready, willing and able to complete the sale in the terms agreed upon by the parties.

Cont'd....

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COMMUNICATIONS OR PETITIONS (Cont'd)

Block 80, D.L. 541,
King George High School (Cont'd)

Clearly, the proposed designation has put the sale of Block 80 in jeopardy and the School Board has no alternative but to pursue its remedies either against the Hydro under the sale agreement or the City under the Heritage Conservation Act in the event that the By-Law is passed. In the event that the Board elects not to continue its claim against Hydro or if it is unsuccessful in such claim, the Board must ultimately look to the City for compensation in the sum of \$6.4 million together with interest accruing from 9 September 1977.

We should be obliged if you would be good enough to distribute this letter to the Mayor and members of the Council in order that they will be aware of the School Board's position. "

MOVED by Ald. Rankin

THAT the foregoing letter from Campney & Murphey, Counsel for the Vancouver School Board, be received.

- CARRIED UNANIMOUSLY

3. Ferguson Point Tea House - Lease

Under date of November 1, 1977, the Board of Parks and Recreation submitted the following excerpt from its minutes of October 11, 1977, regarding the Ferguson Point Tea House Lease:

"RESOLVED:

The the Board's resolution of June 13, 1977, accepting Mr. Brent L. Davies' offer for renovation and lease of the Ferguson Point Tea House be amended so that the lease is drawn in the name of the B.D. Tea House Investments Ltd., with a clause that provides for termination of the lease in the event that Mr. Brent Davies ceases to conduct active management and operation of the Ferguson Point Tea House, and with a further clause whereby Mr. Brent Davies guarantees all the covenants of the corporation contained in the lease, and the Director of Legal Services be so advised.

- Carried"

The Board requested that Council approve the foregoing amendment and instruct the Director of Legal Services to take all necessary action.

MOVED by Ald. Rankin

THAT the Park Board's request be granted and the Director of Legal Services take all necessary action.

- CARRIED UNANIMOUSLY

Regular Council, November 8, 1977.

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 4, 1977

Works & Utility Matters
(November 4, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Road Closure - S/E Corner 12th Avenue and St. Catherines Street
- Cl. 2: Tender - Supply and Delivery of 4", 6", 8" and 12" Ductile Iron Pipe
- Cl. 3: Tender - Supply and Delivery of Mineral Aggregate

Clauses 1, 2 & 3

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 4, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Champlain Heights Enclave 16
- Cl. 2: Strata Title Application - Conversion
1628 Stephens Street
- Cl. 3: Federal Building - Block 56

Clauses 1 & 2

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

Federal Building - Block 56
(Clause 3)

MOVED by Ald. Brown

THAT this clause be received for information and the Minister of Public Works or his representative be also consulted to ensure the development is consistent with the wishes of the City.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(November 4, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Request for Grant Equal to Property Taxes
British Columbia Cancer Foundation
- Cl. 2: Community Facilities, Phase II, Area 6,
False Creek

Request for Grant Equal to
Property Taxes - British
Columbia Cancer Foundation
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be referred to the Finance and Administration Committee for consideration, and the B.C. Cancer Foundation be invited to appear before the Committee as a delegation.

- CARRIED UNANIMOUSLY

Community Facilities,
Phase II, Area 6, False Creek
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 4, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: License for a Sewer Line - E/S Hudson Street
75th to 76th Avenues
- Cl. 2: Demolition - 745 West 7th Avenue

Clauses 1 & 2

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, as contained in this clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Granville Island Redevelopment Plan

Council on October 18, 1977, when considering a report of the Standing Committee on Planning and Development on the Granville Island Redevelopment Plan dated October 6, 1977, and a letter dated October 14, 1977, from the Granville Island Trust resolved:

"THAT recommendations B, C, D, E and F of the Committee contained in this report be deferred pending a review and report by the Director of Planning on the letter received this day from the Granville Island Trustees."

The City Manager, in a report dated October 31, 1977, submitted a report of the Director of Planning which addressed itself to the full set of recommendations B, C, D, E and F. In the report, each recommendation was reviewed with the Granville Island Trust's suggestions and staff's comments on the suggestions. The report contained a number of recommendations which Council dealt with as follows:

Recommendation B(i)

MOVED by Ald. Harcourt,

THAT the Granville Island Trust specify the approximate location of a large single open space (i.e. park) with a dimension and size acceptable to the City Council, in consultation with the Park Board, prior to the approval of the Granville Island Redevelopment Plan.

- CARRIED UNANIMOUSLY

Recommendation B(ii)

MOVED by Ald. Puil,

THAT the Granville Island Trust undertake to make those portions of their economic analysis that could be of direct interest to the public available, and if necessary to undertake additional economic studies to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council.

- CARRIED UNANIMOUSLY

Recommendation B(iii)

MOVED by Ald. Puil,

THAT before the Granville Island Market is implemented, the City participate with the Granville Island Trust in a review and analysis of the Gastown Market with a view to determining the scale of Granville Island Market and the wisdom of separating the two markets.

- CARRIED UNANIMOUSLY

Recommendation B(iv)

MOVED by Ald. Harcourt,

THAT the Granville Island Trust demonstrate to the City that adequate access to the Island for private vehicles and pedestrians can be realized. Also that City and Granville Island representatives discuss with the relevant authorities opportunities for servicing the Island with public transit.

- CARRIED UNANIMOUSLY

Recommendation B(v)

MOVED by Ald. Harcourt,

THAT the Trust bring the Island Plan closer to City standards with respect to streets and pedestrian safety.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Granville Island Redevelopment Plan (cont'd)

Recommendation B(vi)

MOVED by Ald. Brown,

THAT the Granville Island Trust study in greater detail the parking needs on the Island and to relate it to acceptable volumes on the City street system, and to set a maximum number of parking spaces on the Island that will be compatible with the desired environment, and to adjust the number of parking spaces on the Island from time to time to respond to changing circumstances.

- CARRIED UNANIMOUSLY

Recommendation B(vii)

MOVED by Ald. Harcourt,

THAT the Granville Island Trust bring the pools up to City standards and requirements, or delete them from the Plan.

- CARRIED UNANIMOUSLY

Recommendation B(viii)

MOVED by Ald. Harcourt,

THAT the Director of Planning and the Trust review the need for roof signs on Granville Island.

- CARRIED UNANIMOUSLY

Recommendation B(ix)

MOVED by Ald. Harcourt,

THAT this recommendation be deleted with the understanding that the Granville Island Trust is fully aware of the facts as stated in the report of the City Manager dated October 31, 1977.

- CARRIED UNANIMOUSLY

Recommendation C

MOVED by Ald. Harcourt,

THAT Council instruct staff to proceed with discussions with the Granville Island Trust with respect to the detailed recommendations.

- CARRIED UNANIMOUSLY

Recommendation D

MOVED by Ald. Puil,

THAT Council instruct the Director of Planning to co-ordinate discussions and to report back with regard to the results of the discussions.

- CARRIED UNANIMOUSLY

Recommendation E

MOVED by Ald. Harcourt,

THAT regardless of the planning and development procedure selected, Council approve the following detailed recommendations:

- (i) That the City and the Trust study procedures for cost-sharing and implementation of city street improvements necessitated by the Island development.
- (ii) That the City Engineer and Director of Finance review the informal voluntary arrangement and report to Council when appropriate with respect to taxation of Crown leases and provision of services to the Island by the City.

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Granville Island Redevelopment
Plan (cont'd)

Recommendation E (cont'd)

- (iii) That the Granville Island Trust enter into agreements satisfactory to the City Engineer and Director of Legal Services for City-owned utilities on Granville Island where required, and to provide assurances with respect to the adequacy of street lighting.

- CARRIED UNANIMOUSLY

Recommendation F

MOVED by Ald. Harcourt,

THAT the Standing Committee on Planning and Development and Council co-operate fully in public information meeting(s) to be held by the Granville Island Trust.

- CARRIED UNANIMOUSLY

C. Vancouver Fire Boat - Notice
of Termination of Services

MOVED by Ald. Rankin,

THAT the recommendations of the City Manager as contained in his report dated November 8, 1977, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Community Services,
October 27, 1977

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Liquor Permit Application - 595 Hornby Street
- Cl. 2: Downtown Eastside Community Association -
Loan Underwriting Request
- Cl. 3: Dog Carcasses from Veterinary Establishments
- Cl. 4: Smilin' Buddha Cabaret, 109 East Hastings Street
- Cl. 5: Application for Neighbourhood Pub - False Creek Area
- Cl. 6: Change of License Classification - Starvin' Marvin's
Restaurant, 195 West Broadway
- Cl. 7: Condition of Two Premises in Downtown Eastside Area
172 East Cordova & 309 Carrall

Clauses 1 to 7 inclusive

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

(Alderman Brown was opposed to Clause 3)

STANDING COMMITTEES & OTHER REPORTS (cont'd)

II. Report of Standing Committee
on Finance & Administration,
October 27, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Shopping Hours During December 1977
Cl. 2: New Play Centre - Grant Equal to Rental
of Playhouse

Shopping Hours During December, 1977 (Clause 1)

For Council action on this Clause, see page 3.

New Play Centre - Grant Equal to
Rental of Playhouse (Clause 2)

MOVED by Ald. Brown,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

III. Joint Report of Standing Committees
on Planning & Development and
Transportation, November 3, 1977

Harbour Park
(Clause 1)

MOVED by Ald. Bellamy,

THAT consideration of this Clause be deferred pending receipt by Council of staff comments on the economic study by Urbanics Consultants Ltd., dated November, 1977.

- CARRIED UNANIMOUSLY

IV. Part Report of Council
Committee on the Arts,
November 2, 1977

Overall Civic Festivals and Provincial Bi-Centennial Program (Clause 1)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Vancouver
City Planning Commission,
November 3, 1977

Progress Report - May to
October, 1977

MOVED by Ald. Kennedy,

THAT this report be received for information.

- CARRIED UNANIMOUSLY

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Space for Long Term
Care Program

The Medical Health Officer advised that when discussions were held with the Minister of Health on funding of space for this Program, the Minister indicated that funding would be available for \$200,000.00 in leasehold improvements. It was Dr. Bonham's understanding that this funding had also been approved by the Treasury Board and Council.

The Medical Health Officer has now been advised that the staff of the Treasury Board is only willing to approve funding for 10,000 square feet of space instead of the 18,000 square feet required to operate this Program in conjunction with related services.

Dr. Bonham requested guidance from Council on whether he should proceed on the basis of a restricted program or whether Council wished to persist in its efforts to obtain the amount of space required to adequately operate this Program.

MOVED by Ald. Rankin,

THAT the Council, in support of the Medical Health Officer, reaffirm its understanding that funding will be made available to make possible the utilization of some 18,000 square feet of space at 828 West 8th Avenue, for the Provincial Government's Long Term Care Program, and the Mayor be requested to communicate this information to the appropriate Provincial authorities forthwith urging an early favourable decision.

- CARRIED UNANIMOUSLY

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(During discussion of the foregoing, Alderman Kennedy left the meeting).

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

SECONDED by Ald. Rankin,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531,
BEING THE REFUSE BY-LAW

MOVED by Ald. Brown,

SECONDED by Ald. Puil,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,

SECONDED by Ald. Puil,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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MOTIONS

A. Closing, Stopping Up, Conveying to
Abutting Owner & Consolidation
(N/S 19th Avenue, East of Sophia)

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The South 7 feet of Lot 11, Block 71, District Lot 301, Plan 5112 was established for road under filing 40698;
- (3) The said South 7 feet is no longer required for road;
- (4) The abutting owner wishes to acquire the said 7 feet;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lot 11, Block 71, District Lot 301, Plan 5112, now road, be closed, stopped up and conveyed to the abutting owner and consolidated with the balance of said Lot 11 to form one parcel.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying to
Abutting Owner & Consolidation
(Laurel between 10th and 12th Avenues)

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The Greater Vancouver Regional Hospital District wish to extend the facilities of the Vancouver General Hospital;
- (3) The extension will occupy the portion of Laurel Street between 10th Avenue and 12th Avenue;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 991 lying between the production easterly of the northerly and southerly limits of Lot 2, Block 376, District Lot 526, Plan 16793. The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 23, 1977, and marginally numbered LE 4390 a print of which is attached hereto, be closed, stopped up and conveyed to the owner of abutting said Lot 2; and

FURTHER BE IT RESOLVED THAT the road so closed be consolidated with said Lot 2.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

- C. Allocation of Land for Road Purposes
(Lot 'A', Block 467, D.L. 526, Plan
3557)

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

All that portion of Lot "A", Block 467, District Lot 526, Plan 3557 described as follows:

Commencing at the southeasterly corner of said Lot "A";

Thence S 89° 58' W, 7 feet, following in the southerly limit of said Lot "A";

Thence N 37° 52' 30" E, 11.40 feet, more or less, to intersection with the easterly limit of said Lot "A", 9 feet northerly from the southeasterly corner of said Lot "A";

Thence South, 9 feet, following in the easterly limit of said Lot "A" to the point of commencement;

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 26, 1977, and marginally numbered LF 8383, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERSCommunity Grants Program

Alderman Puil referred to a communication dated October 21, 1977, from the Community Grants Officer of the Department of Human Resources explaining the policy on its Community Grants Program. He noted that to qualify for these grants, Societies must be able to demonstrate that:

- (a) they do not have available funds to implement the service without assistance;
- (b) that they have been unsuccessful in raising funds from other sources to meet the budget requirements.

In addition, applicants must include the following in their applications:

- year end financial statement, preferably audited, which indicates the total financial position of the Society.
- other sources of funding from which the Society has attempted, is seeking or has already received, funding for the requested project.
- all anticipated costs of the project.

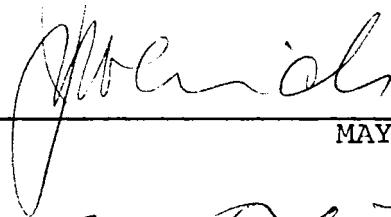
Alderman Puil requested that the Director of Social Planning report to Council on the implications of the shortfall funding policy of the Department of Human Resources; this report to include a review of all projects in which the City and the Province are particularly involved and which might be affected by this funding policy. The Mayor so directed.

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The Council adjourned at approximately 6:15 p.m.

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The foregoing are Minutes of the Regular Council meeting
of November 8, 1977, adopted on November 22, 1977.


John Daniels
MAYOR


Beth Smith
CITY CLERK

A-1

MANAGER'S REPORT, NOVEMBER 4, 1977 (WORKS: A-1 -1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. The North 7 Feet of Each of Lots 1 and 2, Subdivision "A", Block 173, D.L. 264A, Plans 501 and 1771, S.E. Corner of 12th Avenue and St. Catherines Street - Road Closure

The City Engineer reports as follows:

"All of Lots 1 and 2 are owned by the City of Vancouver. When it was planned to widen 12th Avenue to 80 feet, the north 7 feet of each of Lots 1 and 2 were established as highway. Present planning is now to have 12th Avenue remain 66 feet in width. The 7 feet should now be closed and added to the balance of Lots 1 and 2. This is the site used by the Kivan Girls and Boys Club.

I recommend that the north 7 feet of each of Lots 1 and 2, Subdivision 'A'. Block 173, D.L. 264A, Plans 501 and 1771 be closed, stopped up and a new title to Lots 1 and 2 be applied for in the Land Registry Office. The new titles to show the said Lots 1 and 2 as whole lots."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. TENDER NO. 57-77-18 - SUPPLY & DELIVERY OF 4", 6", 8" & 12" DUCTILE IRON PIPE.

Tenders for the above were opened by the City Manager on October 11, 1977, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:-

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Tenders for the supply of ductile iron water pipe were received from four firms. Two firms tendered according to specifications. The other two firms offered non-metallic pipes which are not acceptable alternatives.

The City Engineer and Purchasing Agent recommend acceptance of the low bid meeting specifications from Stanton Pipes Ltd. for \$491,280.00 including 7% Provincial S.S. Tax, funds to be provided from Central Stores Operating Account."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

cont'd.....

MANAGER'S REPORT, NOVEMBER 4, 1977 (WORKS: A-1 -2)

3. Tender 58-77-6 Supply and Delivery of Mineral Aggregate

The City Engineer and Purchasing Agent submit the following report:

"Tenders for the above were opened by the City Clerk for the City Manager on August 22, 1977 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office. Prices shown in this report include all taxes and charges.

This tender called for bids for the supply and delivery of thirteen types of mineral aggregate. Ten of the items were reported on and approved by Council on October 4, 1977. This report deals with the remaining three items which required further evaluation and testing: -

Item 4 - The low bid submitted by C.R. Aggregates Ltd., has been withdrawn due to an inability to supply. The next low bid submitted by Construction Aggregates Ltd., is acceptable.

Item 13 - The low bid submitted by Construction Aggregates Ltd., is acceptable.

Item 22 - The low bid submitted by Rivtow Straits Ltd., is acceptable.

The City Engineer and Purchasing Agent recommend the award as follows:

A. Construction Aggregates Ltd.

Items 4 & 13 to be supplied, delivered and unloaded at Cambie Yard at an estimated cost of \$101,950.

B. Rivtow Straits Ltd.

Item 22 to be supplied, delivered & unloaded at Cambie Yards at an estimated cost of \$5,420."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 482

Manager's Report, November 4, 1977 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Champlain Heights Enclave 16

The Project Manager reports as follows:

"June 14th 1977, Vancouver City Council accepted a bid from Community Builders to lease Enclave 16/Champlain Heights.

This offer was subject to preparation of a lease and processing of a development permit within 120 days of the acceptance of the offer. August 23rd 1977, at the request of the developer and on the recommendation of the Project Manager, a 30 day extension was granted. The deadline is now November 10th 1977.

A draft lease has been prepared and was sent to Community Builders to review July 1977. The site plans and unit layouts have been reviewed and a Development Permit has been approved subject to Community Builders making certain modifications to their plans.

September 28th 1977, Community Builders requested consideration to subdivide the parcel, to vary the payment schedule, and to alter some of the terms and conditions contained in the original lease specifications. (Copy of their letter is attached).

This request was reviewed by the Project Manager and staff in the Law Department and the Finance Department. On October 24th 1977 a letter was sent to Community Builders outlining revised terms and conditions which the Project Manager stated he would be prepared to recommend Council accept (Copy of letter is attached).

Community Builders have now responded to this letter and agreed with the terms and conditions with only one exception. They are suggesting that the first payment of rent on the second parcel be \$50,000 rather than \$62,250 as proposed by the Project Manager. This alteration has been discussed with the Finance Department and they concur with the change.

In view of the procedures involved with subdividing this parcel of land and drawing two leases instead of one, a further extension of time is required. Both the developer and the Project Manager agree that an extension to January 20th 1978 should provide sufficient time for this process. In the event the lease, development permit and subdivision are concluded before that date, the sale would be completed earlier.

The Project Manager RECOMMENDS:

- A. THAT Council approve the revised terms and conditions of the lease as outlined in the attached letter from Community Builders dated November 1st. 1977.
- B. THAT Council grant authority to subdivide Enclave 16 (Lot 13, Block A, District Lot 335, Plan 16639) into two roughly equal halves.
- C. THAT Council grant a further extension to January 20th 1978 in order to complete this sale."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Project Manager.

Manager's Report, November 4, 1977 (BUILDING: A-4 - 2)

2. Strata Title Application - Conversion
1628 Stephens Street

The Director of Planning reports as follows:

'An application has been received from Edward Ratsoy, Architect, owner of a two-storey, with basement, wood frame duplex at 1628 Stephens Street - Lot 'D' of 4, Block 3, D.L. 192, Plan 4455 - to convert this building from rental to Strata Title ownership.

Since March 1976, this building has been remodelled under the necessary building permits. The site is 32.51' x 87.7' and zoned (RT-2) Two-Family Dwelling District. (See Appendix 'A' and 'B' for site plan and elevations).

The applicant has submitted the following information:

- (1) Strata Plan
- (2) Letter from applicant, advising that previous tenants were given written notice to vacate on February 28, 1976 and the building has been vacant since the middle of April 1976 due to renovations (See Appendix 'C').
- (3) Declaration of Building Quality from Herbert Challier, Architect (See Appendix 'D').

Further to the condition of the building, the Director of Permits and Licences reports as follows:

'Inspections have been carried out at the above location to determine whether the building complies with all of the relevant by-laws.

The electrical and plumbing installations are in compliance with City of Vancouver By-Laws. Under the Building By-Law it will be necessary to complete all of the work required under Building Permit No. B84487.

'It should be noted that this building can only be approved for two units, one on the main floor and one on the second floor, for Strata Title purposes. The existing unit in the basement is only approved until 1980 and therefore must be considered as part of the main floor unit.'

Further to the occupancy of the building, the Director of Social Planning reports as follows:

"The office of the Rentalsman did receive a Notice of Dispute from one of the tenants, Mr. Douglas Sawyer, in respect to a Notice of Termination given to him by the landlord - Mr. Edward Ratsoy.

However, the former tenant subsequently withdrew his Notice of Dispute and terminated his tenancy on April 1, 1976. No additional complaints were received at the Office of the Rentalsman since that time.

The Social Planning Department endorses the recommendation to approve this conversion as the building does not contain any tenants and there appears to be no evidence at this time to indicate previous tenants were not given proper notice to vacate the premises."

commended in the report from the Director of Permits and Licences, main floor suite and the temporary basement suite are shown incorporated into one strata lot, on the submitted strata plans.

fore, the Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

Manager's Report, November 4, 1977 (BUILDING: A-4 - 3)

Clause 2 Cont'd

'This application be approved, thereby permitting the conversion of the premises at 1628 Stephens Street to Strata Title Ownership - (Two Strata Lots) - and the Approving Officer is hereby authorised to issue the required Certificate of Approval (Form #10), when all work required under Building Permit No. B84487 has been completed to the satisfaction of the City Building Inspector, and at no cost to the City.'

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION:

3. Federal Building - Block 56

The Director of Planning reports as follows:

"On October 18, 1977 Council deferred consideration of a report from the City Manager concerning problems related to the interpretation given to previous agreements between the Ministry of Public Works, City Council and the G.V.R.D., concerning the amount of floor space which may be accommodated in the proposed new Federal office building."

Council deferred consideration of the report at the request of the architects:

'Prior to consideration of this clause, the Council was advised that the architect for the Federal Government project has requested that this clause be deferred for three weeks.'

A meeting was held on October 27, 1977 when the Mayor, City Manager and the Director of Planning met with the architects, Mr. A. Erickson and Mr. R. Nairne, to discuss the matter further. As a result of this meeting it was agreed:

1. That the architects are seeking a building to accommodate 650,000 square feet gross office accommodation plus bonuses for the provision of social, recreational and public amenities.
2. Because the amount of bonusing can only be determined when a concept has been developed, it was agreed that any further discussion regarding the total amount of floor space to be provided in the Federal development should be deferred until a design concept has been prepared. At this point it would be appropriate to report further to City Council."

The City Manager recommends that Council receive this report for INFORMATION.

(Copy of the previous report is attached.)

FOR COUNCIL ACTION SEE PAGE(S) 482

A-7

MANAGER'S REPORT, NOVEMBER 4, 1977 (FINANCE: A7-1)

FINANCE MATTERSCONSIDERATION1. Request for Grant Equal to Property Taxes
British Columbia Cancer Foundation

The Director of Finance reports as follows:

"The British Columbia Cancer Foundation is requesting a civic grant in respect of 1977 property taxes on the Foundation's property at 601 West 10th Avenue. Their letters of request and substantiation are included as appendices "A" and "B".

The 1977 property tax on this property is as follows:

Vancouver City Taxes	\$13,565.60
School District Taxes	12,403.25
B.C. Assessment Authority Levy	340.27
Hospital District Taxes	382.84
Municipal Finance Authority Levy	5.35
Greater Vancouver Regional District Levy	270.40
Total Net Taxes	<u>\$26,967.71</u>

This amount is net of water rates and local improvement charges of \$157.82. These charges would ordinarily be payable if the property was eligible for exemption under Section 396-c(i) of the Charter. All taxes and charges for 1977 in the total amount of \$27,125.53 have been paid by the Foundation.

An analysis of this grant request shows:

The building has a total area of 120,000 square feet of which 21,386 sq. ft. (17.8%) is used directly for cancer research and storage of the Foundation records; 15,400 sq. ft. (13%) is temporarily rented to a commercial organization and the remaining 83,214 sq. ft. (69.2%) is vacant. The Foundation states in their application the building was purchased for the purpose of renovating and altering it, and their plans to provide additional space for the Cancer Clinic and research laboratories should be finalized in the near future.

The building, when renovations are completed might qualify for tax exemption but at present it does not because it is not wholly in use for charitable purposes due to the rental area and the large vacant area.

The Foundation points out their only source of revenue is through donations and bequests, and funding for taxes must come from these donations from the public and private sector. City Council approved a grant equal to property taxes of \$25,482 excluding local improvements and water charges in 1976 but from 1973 to 1975 inclusive the Foundation paid full taxes without requesting tax relief. They also advise they will be pleased to appear before Council in support of this request."

The Director of Finance submits the foregoing Grant request for CONSIDERATION.

The City Manager submits the report of the Director of Finance for CONSIDERATION.

cont'd.....

MANAGER'S REPORT, NOVEMBER 4, 1977 (FINANCE: A7-2)

RECOMMENDATION

2. Community Facilities, Phase II,
Area 6, False Creek

The following report has been received from the Director of Finance.

"On September 13, 1977 City Council approved the following recommendation of the Standing Committee on Planning and Development contained in its report dated September 8, 1977, related to the provision of a centralized community facility of about 10,000 square feet:

- C. That the capital costs (estimated to be in the order of \$650,000) be financed from Municipal Incentive Grants, Provincial Recreational Grants and from future Supplemental Capital Budgets, utilization of such capital costs to be the subject of a report from the Director of Finance.

Council cannot establish appropriations for the 1978 Supplementary Capital Budget in 1977 but can certainly recommend to the 1978 Council that such an appropriation be made.

Sufficient Municipal Incentive Grants have been received from the Federal and Provincial Governments to allow an appropriation of at least \$200,000 from MIG generated other than in False Creek and Champlain Heights and these funds form a legitimate source for an item such as the Community Facility in False Creek.

I therefore recommend

- A. that \$200,000 of presently received MIG generated other than in False Creek and Champlain Heights be appropriated for the above noted facility,
- B. that this Council recommend to the 1978 Council that an appropriation of \$233,000 be included in the 1978 Supplementary Capital Budget for the above noted facility,
- C. that at the appropriate time a Community Recreation Facility Fund Grant of 1/3 of the \$650,000 (being \$217,000) be applied for."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 483

A - 9

MANAGER'S REPORT, NOVEMBER 4, 1977 (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Licence for a Sewer Line East Side of Hudson Street.
75th Avenue to 76th Avenue.

The Supervisor of Properties reports as follows:

"The City Engineer requested the Properties Office to commence negotiations to secure a twenty foot easement across Federal Property situated on Lot 3, Block 2 of Block Y, D.L. 318.

The Department of Transport has approved the proposed installation but they advise that it is not their policy to give registerable easements over Federal lands. They are, however, prepared to issue the City a licence subject to the following conditions:

1. The City to pay the annual sum of \$1.00 from July 1, 1977.
2. The licence may be terminated by either party by giving six months notice.
3. The licence agreement to be to the satisfaction of the City Engineer and the Director of Legal Services.

It is recommended that the Mayor and the City Clerk be authorized to sign the licence agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Demolition - 745 West 7th Avenue

The Supervisor of Properties reports as follows:

"Lot 13, Block 298, District Lot 526, was acquired as of July 1, 1975 from the Provincial Government as part of an exchange for a City-owned 10.2 acre site at Adanac and Cassiar Streets.

On June 1, 1976, City Council, while considering the Fairview Slopes Policy Plan, approved a number of recommendations, including the following:

'The City should develop City-owned 745 West 7th Avenue for social housing and sell City-owned 1178 and 1352 West 6th Avenue and use the proceeds to purchase and develop other more suitable sites in Fairview for social housing.'

This property is comprised of a 1½ storey frame, single-family dwelling, erected in 1910, on a site 50' x 120', zoned FM-1. The dwelling contains six rooms and basement, four plumbing fixtures, and is heated by an oil conversion hot air furnace.

The dwelling, at the time of acquisition, was in poor condition due to age and lack of maintenance. It was subsequently vacated and attempts to obtain tenants have been unsuccessful due to its location and condition.

cont'd.....

MANAGER'S REPORT, NOVEMBER 4, 1977 (PROPERTIES: A9-2)

Clause No. 2 continued:

It has recently been badly vandalized and is now in extremely poor condition. It is estimated that an outlay of approximately \$23,000.00 would be required to rehabilitate this dwelling to minimum standards.

Following inspection, the City Building Inspector has issued an order to demolish or board up the premises within five days.

It is estimated that private developers could erect approximately six dwelling units on a site of this size under present zoning regulations. In view of the costs to rehabilitate to minimum standards, the present value of the site and its potential development for multiple units, it is considered prudent that the building be demolished and the site be made available for redevelopment in accordance with planning requirements.

It is recommended that the Supervisor of Properties be authorized to demolish the dwelling on Lot 13, Block 298, District Lot 526, and that the disposition of the site be the subject of a further report to Council by the Director of Planning."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 483

MANAGER'S REPORT

B

October 31, 1977

TO: Vancouver City Council
SUBJECT: Granville Island Redevelopment Plan
CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On October 18, 1977, Council adopted the following motion after noting a letter dated October 14, received from the Granville Island Trust:

"THAT Recommendations B, C, D, E and F be deferred pending a review and report by the Director of Planning on the letter received this day from the Granville Island Trustees."

This report addresses itself to the full set of recommendations: B, C, D, E, and F. Each recommendation is reviewed with the Granville Island Trust's suggestion and staff's comment on the suggestion.

Recommendations, following the review, appear on page 4.

REVIEWRecommendation B(i)

"THAT the Granville Island Trust specify the approximate location of a large single open space (i.e. park) with a dimension and size acceptable to the City Council, in consultation with the Park Board, prior to the approval of the Granville Island Redevelopment Plan."

Staff Comment: The Granville Island Trust concurs with this item.

Discussion with Granville Island Trust is progressing with respect to the open space.

Recommendation B(ii)

"THAT the Granville Island Trust undertake a comprehensive economic study to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council."

Granville Island Trust Suggestion: This recommendation be deleted. The Trust stated that they have undertaken an economic study and had offered, on a confidential basis, to discuss their findings with the City.

Staff Comment: Since the Granville Island Trust has stated that an economic study had been undertaken, the information, except those parts which the Trust considers confidential, should be made available to the public and those who may be affected by the development and who may have cause for concern.

From the City's point of view, it is a matter of concern that new commercial facilities do not unduly affect the other commercial areas around the City. It is not certain how far the economic study undertaken by the Trust covers this concern. If the information is found to be inadequate, then an additional study should be made.

It is therefore recommended that this recommendation be amended to read:

"THAT the Granville Island Trust undertake to make those portions of their economic analysis that could be of direct interest to the public available, and if necessary to undertake additional economic studies to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council."

Cont'd . . .

Recommendation B(iii)

"THAT before the Granville Island Market is implemented, the City participate with the Granville Island Trust in a review and analysis of the Gastown Market with a view to determining the scale of Granville Island Market and the wisdom of separating the two markets."

Granville Island Trust Suggestion: This recommendation be deleted. The Trust pointed out that "the City was already party to a written agreement with the Federal Government to support a market on the Island".

Staff Comment: The intention to carry out a review and analysis of the Gastown Market is to assist decision-making in determining the appropriate scale of Granville Island Market. It is important that measures and precautions be taken to ensure the continuing viability of Gastown Market.

The purpose is to ensure a viable city; while the agreement exists, this does not obviate the need to be intelligent about the future; therefore, this recommendation should not be deleted and action should be pursued immediately.

Recommendation B(iv)

"THAT the Granville Island Trust demonstrate to the City that adequate access to the Island for private vehicles and pedestrians can be realized. Also that City and Granville Island representatives discuss with the relevant authorities opportunities for servicing the Island with public transit."

Staff Comment: The Granville Island Trust concurs with this item.

Recommendation B(v)

"THAT the Trust bring the Island plan closer to City standards with respect to streets and pedestrian safety."

Granville Island Trust Suggestion: Amend to read: "THAT the Trust bring the Island plan up to a reasonable standard with respect to streets and pedestrian safety".

Staff Comment: The Trust has since withdrawn this suggestion and indicated that the original recommendation is acceptable, and that to meet Fire Department, etc. requirements the streets will come close to meeting City standards. Therefore this recommendation will remain unchanged.

Recommendation B(vi)

"THAT the Granville Island Trust study in greater detail the parking needs on the Island and to relate it to acceptable volumes on the City street system, and to set the maximum number of parking spaces on the Island that will be compatible with the desired environment."

Granville Island Trust Suggestion: The second paragraph of the recommendation be amended to read "and to adjust the number of parking spaces on the Island from time to time to respond to changing circumstances".

Staff Comment: In order that the City can be reasonably assured with respect to the volumes of traffic on the surrounding streets outside Granville Island, it is necessary to establish some limits to parking provision on the Island. This would be in the interest of both the City and the Trust. There is no reason why the parking provision should not be reviewed from time to time.

Therefore it is recommended the Trust's requested wording be added to the recommendation instead of replacing the second paragraph of the recommendation.

Recommendations B(vii) and (viii)

"THAT the Granville Island Trust bring the pools up to City standards and requirements, or to delete them from the Plan."

"THAT the Director of Planning and the Trust review the need for roof signs on Granville Island."

Staff Comment: The Granville Island Trust concurs with this item.

Recommendation B(ix)

"THAT the Granville Island Trust allow more time for the Building Permit approval process."

Granville Island Trust Suggestion: This recommendation be deleted.

Staff Comment: The purpose of this recommendation is to indicate to the Trust that renovation of the old buildings which were not designed for the proposed uses will take time, and normal process time may not be appropriate, especially in cases where the renovation involves interpretation of fire and safety regulations. The Granville Island Trust should recognize this fact.

Provided this is understood by the Trust, this recommendation can be deleted.

Recommendation C

"THAT Council instruct staff to proceed with discussions with the Granville Island Trust with respect to the detailed recommendations."

Staff Comment: No change is suggested to this recommendation.

Recommendation D

"THAT Council instruct the Director of Planning to co-ordinate discussions and to report back with regard to the results of the discussions."

Granville Island Trust Suggestion: Substitute City Manager for Director of Planning.

The Trust suggested this change on the basis that the City Manager's office has been co-ordinating the discussions to date.

Staff Comment: Both the City Manager and the Director of Planning believe this change would be inappropriate bearing in mind the nature of the matters to be discussed and reported on.

Therefore the recommendation should remain unchanged.

Recommendation E

"THAT regardless of the planning and development procedure selected, Council approve the following detailed recommendations:

- (i) THAT the City and the Trust study procedures for cost-sharing and implementation of city street improvements necessitated by the Island development.
- (ii) THAT the City Engineer and Director of Finance review the informal voluntary arrangement and report to Council when appropriate with respect to taxation of Crown leases and provision of services to the Island by the City.
- (iii) THAT the Granville Island Trust enter into agreements satisfactory to the City Engineer and Director of Legal Services for City-owned utilities on Granville Island where required, and to provide assurances with respect to the adequacy of street lighting."

Staff Comment: The Granville Island Trust concurs with these items.

RECOMMENDATIONS

The Director of Planning recommends that:

1. Recommendations B, C, D, E, and F as outlined in the extract from the minutes of the Standing Committee of Council on Planning and Development of October 6, 1977, be approved excepting Recommendations B(ii), B(vi), and B(ix).

2. Recommendation B(ii) be amended to read:

"THAT the Granville Island Trust undertake, if necessary, an additional comprehensive economic study to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council."

3. Recommendation B(vi) be amended to read:

"THAT the Granville Island Trust study in greater detail the parking needs on the Island and to relate it to acceptable volumes on the city street system, and to set a maximum number of parking spaces on the Island that will be compatible with the desired environment, and to adjust the number of parking spaces on the Island from time to time to respond to changing circumstances."

4. Recommendation B(ix) be deleted with the understanding that the Granville Island Trust are fully aware of the facts as stated in this report."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 484

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

OCTOBER 27, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 27, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee Part Report to Council dated October 20, 1977, were adopted.

RECOMMENDATION1. Liquor Permit Application - 595 Hornby Street

The Committee had before it for consideration a City Manager's report dated October 14, 1977, on the application of Charlie Brown's Restaurant to use a portion of the existing restaurant at 595 Hornby Street as a holding bar area.

In the report, which was submitted by the City Manager for consideration, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed by Charlie Brown's Restaurant to use a portion of the existing restaurant as a holding bar area in conjunction with the existing restaurant.

This development is situated on the northwest corner of Hornby and Dunsmuir Street on the sixth floor in a predominantly commercial area.

The proposed Holding Bar development will provide an assembly area of approximately six hundred and forty-nine (649) square feet and a maximum seating capacity of 42 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

"this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration."

Appearing before the Committee on this matter were the applicant and a representative of the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the application of Charlie Brown's Restaurant for Development Permit Application No. 78451 to use a portion of the existing restaurant at 595 Hornby Street as a holding bar area in conjunction with the existing restaurant be approved.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
October 27, 1977

(I-2)

2. Downtown Eastside Community Association -
Loan Underwriting Request

The Committee had before it for consideration a City Manager's report dated October 12, 1977 (copy circulated) in which the Director of Social Planning reported on the request of the Downtown Eastside Community Association that the City guarantee a loan in the amount of \$3,000.00, the equivalent of the amount that the Association would be borrowing to finance a lottery.

In the report, both the City Manager and the Director of Social Planning recommended that the request not be approved as the City has no authority to underwrite a loan.

Appearing before the Committee on this matter was Mr. Neville Roadknight, secretary/treasurer of the Downtown Eastside Community Association.

During brief discussion of this application, the Committee noted that to approve the underwriting of a loan would establish a precedent, and following discussion, it was

RECOMMENDED

THAT the Downtown Eastside Community Association request that the City underwrite a loan from The Royal Bank for \$3,000.00 not be approved.

3. Dog Carcasses from Veterinary Establishments

City Council, on October 18, 1977, when considering a clause from the Community Services Committee meeting of September 29, 1977, the City Manager's report dated October 17, 1977, and a letter dated October 17, 1977 from the Vancouver Municipal & Regional Employees' Union (copies circulated) referred the matter back to the Community Services Committee for further consideration and the hearing of delegations.

Appearing before the Committee on this matter were Mr. R. C. Ross, Business Manager of the VMREU; Dr. J. Dodds, representing the Vancouver Academy of Veterinary Medicine; and the Director of Permits & Licenses.

Mr. R. Ross advised the Committee that the problem referred to in his letter of October 17, 1977, is not a new one; that the City is unique in the Lower Mainland in providing a service of collecting dead animals from veterinary establishments; and that there is a limited number of vehicles and a limited amount of time to provide this service. He advised the Committee that it is the opinion of the City employees involved that the dead animals should be frozen and properly bagged so there is no possibility of leakage.

The Director of Permits & Licenses, speaking to the City Manager's report dated October 17, 1977, indicated that he favours recommendation "A" in the report - that the pick-up of carcasses continue from individual households but not from veterinary establishments who will be asked to deliver their carcasses for disposal.

The Director of Permits & Licenses further advised that recommendation "B" - that the pick-up of carcasses from veterinary establishments be provided only for frozen carcasses encased in plastic bags of at least 3 mil thickness - would considerably improve the present situation, but added that there should be scheduled pick-up times in order that the City can get the maximum use from its staff and vehicles in providing the service.

Continued . . .

(I-3)

Report to Council
Standing Committee of Council on Community Services
October 27, 1977

Clause No. 3 Continued

The spokesman for the Vancouver Academy of Veterinary Medicine said veterinarians would like the City to continue this service and added that the academy endorses the suggestion of proper bagging and refrigeration where necessary. He indicated that the academy would have no objection to a schedule of pick-ups. He advised that the academy is willing to discipline its members for any situation such as that referred to in the V.M.R.E.U. letter of October 17, 1977.

In response to the Committee's questions, the Academy spokesman advised that there are fourteen veterinary hospital facilities in the City, that two or three are not members of the academy and that of the fourteen, four do not have refrigeration facilities. It was the opinion of the Committee that veterinary establishments should have refrigeration.

During discussion, it was pointed out that the \$3.00 fee the City now charges for collecting and disposing of each carcass does not cover the actual cost of the service.

The Director of Permits & Licenses advised that there should be a minimum fee of \$15.00 per trip to each establishment for up to three carcasses and an additional charge of \$5.00 for each additional carcass. He also indicated that there is a need for additional staff and vehicle(s).

Following further discussion, it was

RECOMMENDED

A. THAT pick-up of carcasses from veterinary establishments be provided by the City only for frozen carcasses encased in plastic bags of at least 3 mil thickness at a schedule to be set by the Director of Permits & Licenses;

FURTHER THAT the fees for the service be \$15.00 per trip to each veterinary establishment for up to three carcasses, and an additional charge of \$5.00 for each additional carcass.

B. THAT the Director of Permits & Licenses report back to the Community Services Committee on any additional vehicles or staff which may be required by the City in providing the service.

4. Smilin' Buddha Cabaret, 109 East Hastings Street

The Committee had before it for consideration a City Manager's report dated October 14, 1977 (copy circulated) in which the Director of Permits & Licenses enclosed a report from the Police Department detailing a list of results of Police checks of the Smilin' Buddha Cabaret since May 1975.

In the report, the Director of Permits & Licenses recommended that the Committee recommend to Council that the owner/operator of this establishment appear before Council to show cause why his licenses should not be revoked. The City Manager had recommended approval of the Director of Permits & Licenses' recommendation.

Appearing before the Committee on this matter was the owner/operator of the cabaret, Mr. Lachman Dar Jir, with his lawyer; Mr. Bruce Eriksen of the Downtown Eastside Residents' Association; the Director of Permits & Licenses and representatives from the Police Department.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
October 27, 1977

(I-4)

Clause No. 4 Continued

During discussion of this matter, the Committee was advised by the Police that this cabaret is the worst of all cabarets in the Downtown Eastside area for drunkenness and other infractions; that on occasion almost everybody on the premises appears to be drunk and that it appears the operator and his staff are unable to properly operate the cabaret.

Mr. Eriksen suggested to the Committee that the General Manager of the Liquor Branch be requested to delegate his authority to Police Constables to impose 24-hour closures of business premises where liquor infractions occur.

However, the Committee responded that this would place too much power and responsibility on members of the Police force.

The lawyer for the operator of this cabaret advised the Committee his client has operated the cabaret for the past fourteen years, that he has six children, the eldest of which is 12, and that in view of the fact that this is the first time his client had been called before the Committee or Council, that the Committee consider something less than revoking his business license.

The lawyer advised that his client disagreed with some of the allegations contained in the Police Department report appended to the City Manager's report.

During discussion, it was noted that in addition to the conduct of patrons of this establishment, the premises are also in need of pest control treatment and a general cleaning up both inside and out.

A motion that the report be deferred for thirty days to allow the operator to improve his operation was lost.

Following discussion, it was

RECOMMENDED

THAT Council request the owner/operator of the Smilin' Buddha Cabaret, Mr. Lachman Dar Jir, to appear before Council to show cause why his licenses should not be revoked.

5. Application for Neighbourhood Pub - False Creek Area

The Committee had before it for consideration a City Manager's report dated October 24, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the application of Mr. G. Fearnside to operate a neighbourhood pub at 610-611-612 Heather Marina Building at False Creek Enclave 19.

In the report, the City Manager recommended approval of the site for a neighbourhood pub subject to the result of a petition plebiscite to be conducted by the City Clerk at the expense of the applicant and according to past policy.

Appearing before the Committee on this matter were a representative of the Director of Permits & Licenses, the City Clerk and the applicant, Mr. G. Fearnside.

During discussion, the Committee was reminded by the spokesman for the Director of Permits & Licenses that since March 1977, the Liquor Control & Licensing Branch has refused a pre-clearance approval on twenty-two of twenty-three applications for neighbourhood pubs in the City. This particular application in False Creek is the only one which has received pre-clearance approval by the Liquor Control & Licensing Branch.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
October 27, 1977

(I-5)

Clause No. 5 Continued

During discussion, it was noted that the applicant will be required to produce a lease on the premises covering a minimum of the next six months prior to the conduct of the petition plebiscite in a four-block walking distance of the site.

The applicant advised the Committee that he has a tentative lease but had been awaiting City's approval of his site for a neighbourhood pub before securing a firm lease.

The Chairman advised the applicant that it is essential that he obtain a firm lease on the premises.

During consideration of the proximity of the proposed pub to residential accommodation, the applicant advised that he had originally planned to locate his pub in another building but during discussions with the False Creek Interim Committee, it was suggested he moved to the location he is now applying for approval on - in the Heather Marina Building which faces an industrial area.

Following further discussion, it was

RECOMMENDED

THAT the application of Mr. G. Fearnside to operate a neighbourhood pub at 610-611-612 Heather Marina Building be approved subject to the result of a petition plebiscite conducted by the City Clerk at the expense of the applicant in a four-block area surrounding the site and further subject to the applicant securing a firm lease for a minimum of six months on the premises in which he proposes to operate a neighbourhood pub.

6. Change of License Classification -
Starvin' Marvin's Restaurant Cabaret, 195 West Broadway

Lawyer Mr. Mike Young appeared before the Committee and advised that his client, the operator of Starvin' Marvin's Cabaret, wishes to change from a "B" category liquor license to a "C" liquor license, and that the Liquor Control & Licensing Branch is requiring City approval before issuing the new type of liquor license.

Mr. Young advised that the cabaret now operates from 6:00 P.M. to 1:00 A.M. and that with a "C" license it will operate from 7:00 P.M. to 2:00 A.M..

The Director of Environmental Health advised the Committee that a petition had been received by the Mayor's office in which residents in the vicinity of Starvin' Marvin's Cabaret complained of rowdyism, noise, broken bottles and other matters, and that this petition had been referred by the Mayor's office to the Health Department which in turn referred it to the Police Department.

Following discussion, it was

RECOMMENDED

THAT consideration of a new type of liquor license for Starvin' Marvin's Restaurant Cabaret, 195 West Broadway, be deferred and that the Police Department be requested to report to the Community Services Committee on the operation of Starvin' Marvin's Cabaret, including comments on the petition from residents of the area, such report to include a sketch showing the proximity of any residential accommodation to the cabaret.

Continued . . .

Report to Council

(I-6)

Standing Committee of Council on Community Services

October 27, 1977

7. Condition of Two Premises in Downtown Eastside Area

A letter dated October 14, 1977 (copy circulated) from the secretary of the Downtown Eastside Residents' Association was placed before the Committee at the request of the Chairman.

In the letter, the secretary of D.E.R.A. complained that there is no heat in premises at 172 East Cordova Street and that premises at 309 Carrall Street (the former Ranier Hotel) has no floor coverings, has mice, holes in the wall, etc. The D.E.R.A. letter requested that the Standards of Maintenance By-law be utilized to bring the buildings up to standard.

The owners of the two buildings had been notified of the meeting.

Appearing before the Committee on this matter were the Director of Environmental Health, Mr. Bruce Eriksen of the Downtown Eastside Residents' Association, and a lawyer representing the owner of 309 Carrall Street.

The Committee was advised that the building at 172 East Cordova Street contains twelve rooms which are occupied by elderly people; that there is no central heating in this building and that space heaters located in the rooms have a tendency to blow the electrical fuses. The Director of Environmental Health added that in addition to the lack of heat, this building is in a filthy condition and he suggested that it should be closed.

The lawyer representing the owner of the building at 309 Carrall Street advised the Committee that his client had been attempting to improve the building to City Health standards but had encountered problems in that the owner had leased the building to an operator. Some three months ago the owner attempted to evict the operator; however, the operator obtained an injunction. This injunction was awarded on the condition that the operator comply with Health Department regulations. The lawyer explained that after two months the operator still had not taken steps to improve this building so he, acting for his client, the owner, had the injunction dissolved.

The lawyer advised that his client, who had been awarded possession of the building in a court decision this day (October 27, 1977), would now take steps to improve the building to City requirements.

During discussion of this matter, the Director of Environmental Health pointed out that there are twenty tenants living in this 47-room building which is in need of extensive renovations.

Following further consideration, it was

RECOMMENDED

- A. THAT the City Health Department close premises at 172 East Cordova Street under the Lodging House By-law and that the Director of Social Planning assist in relocating the residents.
- B. THAT consideration of the condition of 309 Carrall Street be deferred for thirty days during which the Committee expects the owner to make substantial efforts to bring the building up to City Health Department standards, and that the Medical Health Officer report to the Community Services Committee upon expiry of the thirty days.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 486

II

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 27, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 27, 1977, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Mayor Volrich
 Alderman Brown
 Alderman Gerard
 Alderman Gibson
 Alderman Marzari
 Alderman Puil

CLERK : G. Barden

CONSIDERATION:1. Shopping Hours During December 1977

On October 4, 1977, City Council when considering a Manager's Report dated September 21, 1977, regarding a request from the T. Eaton Co. Ltd. for a by-law amendment to permit shops to remain open until 9:00 p.m. from December 1, to December 24, 1977, excluding Sundays, passed the following motion:

"That no action be taken on the report of the City Manager".

In a letter dated October 14, 1977, the T. Eaton Co. Ltd. requested the Mayor for further consideration of the matter. On October 27, 1977, the Finance Committee heard a delegation of Mr. K. Woodroff, Woodward's Stores; Mr. R. Gaston, Simpson-Sears; Mr. E.W. Collier, The Bay; headed by Mr. D.J. Hudson, Eaton's, who presented a brief stating that Christmas is a highly concentrated period of shopping activity which is vital to retailers and the proposed amendment would allow the spreading of this activity over a more reasonable period of time. The downtown area only remains healthy if there is a strong retailing sector and successful Christmas sales are essential to successful retailing. They further stated that the extended shopping hours will primarily come about through additional hours of work for part-timers presently on payroll or hired for Christmas. They felt that extended shopping hours would not have an adverse effect on small businesses and in fact would be profitable for them.

The Downtown Business Association submitted a letter dated October 24, 1977, which stated the Association feels the extension of hours is imperative during December if downtown is to compete on a fair basis with retail shopping areas in suburban communities, some of which have no store closing regulations at all.

The Committee Members stated they had received calls from small businesses and employees opposed to the extension.

Following further discussion Committee Members felt the whole matter should be referred to Council and appropriate groups be given an opportunity to speak including the delegations present this day.

It was

RESOLVED

THAT the matter be referred to Council on November 8, 1977, and arrangements be made to hear all relevant delegations.

Report to Council
Standing Committee of Council
on Finance and Administration
October 27, 1977

II - 2

RECOMMENDATION:

2. New Play Centre - Grant Equal
to Rental of Playhouse

The Committee considered a Manager's Report dated October 14, 1977, wherein the Director of Social Planning reported on a request from the New Play Centre, a non-profit society, for a grant of \$380 to cover the rental costs of the Playhouse Theatre for November 21, 1977, for a benefit performance of 'Rogues and Vagabonds'. All the performing artists and organizational staff are donating their services free for this event, the proceeds of which will go to the Theatre Space Project on Granville Island, which is to be developed co-operatively by the New Play Centre, West Coast Actors, Carousel Theatre, and Vancouver East Cultural Centre.

Following discussion it was

RECOMMENDED

THAT a grant of \$380, equal to the rent of the Queen Elizabeth Playhouse, for one evening performance, on November 21, 1977, be approved for the New Play Centre benefit performance of 'Rogues and Vagabonds'.

The meeting adjourned at approximately 4:25 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 487

REPORT TO COUNCIL

III

STANDING COMMITTEES OF COUNCIL
ON PLANNING & DEVELOPMENT AND TRANSPORTATION

NOVEMBER 3, 1977

A joint meeting of the Standing Committees of Council on Planning & Development and Transportation was held on Thursday, November 3, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Harcourt, Chairman
 Alderman Bellamy
 Alderman Brown
 Alderman Ford
 Alderman Gibson
 Alderman Kennedy
 Alderman Puil
 Alderman Rankin

CLERK TO THE COMMITTEE: M. L. Cross

RECOMMENDATION1. Harbour Park

The Committees considered the following reports of the City Manager:

- (A) "Harbour Park" dated October 28, 1977 - a co-ordinated report by Planning, Engineering, Finance and Park Board staff.
- (B) "Harbour Park - Transportation Matters" dated October 27, 1977, in which the City Engineer reports on transportation aspects of the various Harbour Park proposals.
- (C) "Harbour Park - Timing for Implementation" dated October 31, 1977.

(Copies of all reports circulated.)

In report (A), the Director of Planning states the purpose of the report is to:

1. Advise on the status of the Harbour Park studies.
2. Provide a review of the development proposals presented to City Council earlier in the year.
3. Obtain approval of objectives and an assumption for the development of the Harbour Park site.
4. Present a development concept, based upon the objectives and assumption, which is presently being used to evaluate the development economics.
5. Suggest a procedure that can lead to implementation.

Continued . . .

Report to Council

(III-2)

Standing Committees of Council on
Planning & Development and Transportation
November 3, 1977

Clause No. 1 Continued

In order to provide a basis for moving toward a solution, and based upon a review of the many proposals that have been made for the site, the following objectives have been prepared for consideration. Arising from the substantial cost of the site to the City, an assumption is also included.

Objectives

1. The Harbour Park site (both the 3.4 acre site and the 10.6-acre site) should be retained primarily for public use and enjoyment. In order to achieve this objective it may be desirable to introduce limited but compatible private operations.
2. While limited residential accommodation and office use could be included as necessary adjuncts to the predominant public uses, use of the site for housing, hotels and offices is generally inappropriate.
3. There should be some marina and marine-oriented use.
4. Any development should respect and maintain to the greatest possible extent the views of the water from Georgia Street.
5. Additional City capital expenditures should be recoverable from the development package.
6. Provision should be made for transportation improvements related to transit and the Chilco bus loop, and to vehicular movements at the entrance to Stanley Park. *
7. A pedestrian waterfront walkway should be provided, together with other provisions for pedestrian traffic within the site. Consideration should be given to a pedestrian-separated facility across Georgia Street at Denman.
8. The site should accommodate a right-of-way for possible waterfront transit facility linking Stanley Park with the Burrard waterfront, Gastown, Chinatown and False Creek.

Assumption

While it is desirable to recoup as much of the City's original capital cost of the property as possible, it is only one of the factors to be weighed against many others in studying options.

The above objectives are not intended as a complete list of objectives but would, if approved, permit further investigation of redevelopment options together with negotiation of such options with the National Harbours Board and others who are either interested in or affected by the future of the Harbour Park site.

*The City Engineer does not feel that Objective 6 listed above adequately represents the transportation objectives for this development. His recommendations in this regard are discussed later in the Report.

The report reviews and analyzes the seven development proposals previously presented to Council. No one proposal meets all eight objectives.

Continued

Report to Council
Standing Committeeess of Council on
Planning & Development and Transportation
November 3, 1977

(III-3)

Clause No. 1 Continued

Mr. D. Hickley, Associate Director, Central Area, advised that the Native Development Village Committee have received assurances that initial funding for a feasibility and concept analysis of the Native Cultural Centre proposal, will be available from the Department of Indian & Northern Affairs and the Secretary of State.

The Chairman stated that correspondence has been received indicating that Harbour Ferries are still interested in proceeding.

Mr. Hickley advised that a schematic concept has been prepared by City staff based on the eight objectives, and incorporating several characteristics of other schemes. There are significant low level views across the site which should be preserved by keeping the development at or near the level of Georgia Street.

The land portion of the site can be constructed basically on two levels. The upper or open level should act as high quality open space. The lower level could contain commercial and public functions which will extend Denman Street to the waterfront thus making a strong link with the West End community.

The open space could cover the entire land portion of the site and act as the roof for space generally below.

The lower level maintains the activity and small scale of the commercial waterfront.

The water side of the site should be substantially enlarged both to improve water quality and create more useful development. Most of the water area can be devoted to a commercial marina with some public functions, i.e. boat tours, rentals and perhaps a museum ship.

The Denman Street-end could be developed as public quay, an observation deck for Coal Harbour, and a place for wandering and activity.

Underground parking for both marina and commercial uses should be located near Georgia Street in order to minimize the intrusion of vehicles into the area, and to create a noise buffer to the street.

Public transit should continue to operate on the existing right-of-way with stops at the Harbour Park site. Consideration should be given to elimination of the Chilco bus loop. Studies of this matter include the location of a replacement facility closer to the zoo and Theatre under the Stars.

The proposed transit route could be accommodated at the water's edge or adjacent to Georgia.

In order to meet the stated objectives, a combination of private and public funds would be essential.

The City would likely pay the costs of the seawall, the public quay, and the ground level amenities. Funds for these improvements could derive from a prepaid lease for the marina site and possibly from transfer of development rights, if this is necessary so as to achieve a quality development.

Continued . . .

Report to Council
Standing Committees of Council on
Planning & Development and Transportation
November 3, 1977

(III-4)

Clause No. 1 Continued

A private developer could pay the costs of lower level commercial space and parking which should be self-supporting.

The Director of Planning recommended:

- 1) City Council approve the objectives and assumption outlined in this report, noting that conclusions to be reached by the market consultants and further discussions and negotiations noted in this report may lead to some modification.
- 2) This report be sent to the "Entrance to Stanley Park Task Force" for comment and report back together with the Market Consultants report when available.
- 3) This report be made available to interested groups.

In report (B), the City Engineer

- = reports on the transportation aspects of the various Harbour Park proposals,
- = describes the relationship of the Harbour Park area to the Downtown Transportation Plan, i.e. the guidelines, policies, Five-Year Plan proposed works and other transportation proposals which have in the past been considered and approved by Council,
- = reviews the transportation implications of the ten schemes which have been proposed for the entrance to Stanley Park,
- = outlines the improvements which almost all of the schemes could provide that are worth pursuing as a result of their cost benefit, i.e.
 - a) Moving transit access closer to Stanley Park;
 - b) Eliminating the Chilco Loop and the crossing of buses at Georgia and Chilco by using the underpass of the Causeway;
 - c) Providing for better access to Alberni Street to fit into the downtown ringroad concept which has been approved in the Downtown Plan.

The City Engineer recommended that

- 1) the following transportation constraints should form part of the objectives for the development of the site:
 - a) Provision should be made for waterfront transit connection to the Park;
 - b) The provision for a 12-foot widening strip previously approved by Council should not be lost, as it will facilitate future transit improvements, separation of Park and North Shore traffic and possible future aesthetic improvements such as centre boulevards;

Continued . . .

Report to Council
Standing Committees of Council on
Planning & Development and Transportation
November 3, 1977

(III-5)

Clause No. 1 Continued

- c) Pedestrian traffic should be separated from motor vehicle traffic at Denman through grade separation;
- d) Provision should be made for a waterfront walkway;
- e) Provision should be made to eliminate the transit turn to Chilco Loop, preferably by underpassing the Causeway at the existing underpass and thereby bringing transit much closer to the zoo and Theatre Under the Stars.

(a), (b), (c) and (d) have previously been approved by Council and (e) was endorsed by the joint Planning-Transportation Committees in its review of the various schemes.

- 2) If City Council and the Park Board approve the recommendations of the Planning-Transportation Committees that the Chilco Loop be eliminated and that Alberni Street be utilized as access to the Causeway, then the City Engineer should be directed to negotiate with the Department of Highways towards having these works done at the Provincial Government's expense as part of the Causeway rebuilding.
- 3) After a concept for the development of Harbour Park has been selected and a scheme is being prepared, the City Engineer, in consultation with the Director of Planning, prepare proposals for the following improvements to be integrated with the design and implementation of the Harbour Park development:
 - a) Provision of transit access to the Park along the waterfront;
 - b) Better separation of Park and Causeway traffic;
 - c) Possible connection to Alberni Street;
 - d) Exclusive transit lane provision;
 - e) Grade separation of pedestrian and vehicular traffic in the area between Cardero and Stanley Park;
 - f) Possible provision of a centre boulevard along Georgia Street approaching the Park or other similar street improvement.

In report (C), the City Manager recommends the following schedule for further work in Harbour Park:

- 1) Confirmation or revision of the objectives in the Planning and Engineering reports by Committee and by Council November 8th.
- 2) Submission to Council of Consultant's report on Harbour Park development economics November 8th.

Continued . . .

Report to Council
Standing Committees of Council on
Planning & Development and Transportation
November 3, 1977

(III-6)

Clause No. 1 Continued

- 3) Staff analysis (principally by Planning, Engineering, and Finance Departments) of the development alternatives, considering Council approved objectives and economic factors for report.
- 4) Further discussions with the National Harbours Board on possible lease renegotiation should be reopened after Council has approved development objectives.
- 5) Staff report to the Planning Committee by Planning, Engineering and Finance staff and the "Entrance to Stanley Park Task Force" (Planning Committee November 24th) with recommendations on:
 - a) suitable design concepts
 - b) an appropriate process for development (proposal call, design competition, extent of City involvement).

Depending upon the conclusions reached by City Council and based upon the information provided in all of the above studies and analyses, it should then be possible to

- 6) Prepare suitable material for a recommended procedure for the redevelopment of the Harbour Park site for consideration by City Council in January, 1978.

Some members of the Committees felt that the assumption: "while it is desirable to recoup as much of the City's original capital cost of the property as possible, it is only one of the factors to be weighed against many others in study options" should be deleted. It was agreed to reword it to delete any reference to indicate it was desirable to recoup the original capital cost.

With respect to the transfer of development rights, Mr. Hickley indicated that this was not considered by the economic consultant but would be the subject of a later report.

The Committees felt that there should be no residential accommodation and therefore deleted the objective: "While limited residential accommodation and office use could be included as necessary adjuncts to the predominant public uses, use of the site for housing, hotels and offices is generally inappropriate."

With respect to the statement that "it may be desirable to introduce limited but compatible private operations", the Committees deleted the word "private".

Continued . . .

Report to Council
Standing Committees of Council on
Planning & Development and Transportation
November 3, 1977

(III-7)

Clause No. 1 Continued

After a lengthy discussion on the objectives, the Committees
RECOMMENDED

A. THAT the following objectives be approved; noting that conclusions to be reached by the market consultants and further discussions and negotiations may lead to some modification:

- (i) The Harbour Park site (both the 3.4 acre site and the 10.6-acre site) should be retained primarily for public use and enjoyment. In order to achieve this objective it may be desirable to introduce limited but compatible operations.
- (ii) There should be some marina and marine-oriented use.
- (iii) Any development should respect and maintain to the greatest possible extent the views of the water from Georgia Street.
- (iv) Additional City capital expenditures should be recoverable from the development package.
- (v) A pedestrian waterfront walkway should be provided, together with other provisions for pedestrian traffic within the site. Consideration should be given to a pedestrian-separated facility across Georgia Street at Denman.
- (vi) Provision should be made for waterfront transit connection to the Park.
- (vii) The provision for a 12-foot widening strip previously approved by Council should not be lost, as it will facilitate future transit improvements, separation of Park and North Shore traffic and possible future aesthetic improvements such as centre boulevards.
- (viii) If feasible, pedestrian traffic should be separated from motor vehicle traffic at Denman through grade separation.
- (ix) Provision should be made for a waterfront walkway.
- (x) If feasible, provision should be made to eliminate the transit turn to Chilco Loop, preferably by underpassing the Causeway at the existing underpass and thereby bringing transit much closer to the zoo and Theatre Under the Stars.

B. THAT the following assumption be approved:

To recoup the City's original capital cost of the property should not be a major factor in planning for the site.

Continued

Report to Council
Standing Committees of Council on
Planning & Development and Transportation
November 3, 1977

(III-8)

Clause No. 1 Continued

- C. THAT the Manager's Report dated October 28, 1977, as amended by the Committees, be made available to interested groups.
- D. THAT if City Council and the Parks Board approve the recommendations of the Planning-Transportation Committee that the Chilco Loop be eliminated and that Alberni Street be utilized as access to the Causeway, then the City Engineer should be directed to negotiate with the Department of Highways towards having these works done at the Provincial Government's expense as part of the Causeway rebuilding.
- E. THAT after a concept for the development of Harbour Park has been selected and a scheme is being prepared, the City Engineer, in consultation with the Director of Planning, prepare proposals for the following improvements to be integrated with the design and implementation of the Harbour Park development:
- (i) Provision of transit access to the Park along the waterfront;
 - (ii) Better separation of Park and Causeway traffic;
 - (iii) Possible connection to Alberni Street;
 - (iv) Exclusive transit lane provision;
 - (v) If feasible, grade separation of pedestrian and vehicular traffic in the area between Cardero and Stanley Park;
 - (vi) Possible provision of a centre boulevard along Georgia Street approaching the Park or other similar street improvement.
- F. THAT the following schedule for further work in Harbour Park be adopted:
- (i) Confirmation or revision of the objectives in the Planning and Engineering reports by Committee and by Council November 8th.
 - (ii) Submission to Council of Consultant's report on Harbour Park development economics November 8th.
 - (iii) Staff analysis (principally by Planning, Engineering, and Finance Departments) of the development alternatives, considering Council approved objectives and economic factors for report.
 - (iv) Further discussions with the National Harbours Board on possible lease renegotiation should be reopened after Council has approved development objectives.

Continued

Report to Council
Standing Committees of Council on
Planning & Development and Transportation
November 3, 1977

(III-9)

Clause No. 1 Continued

- (v) Staff report to the Planning Committee by Planning, Engineering and Finance staff and the "Entrance to Stanley Park Task Force" (Planning Committee November 24th) with recommendations on:
- a) suitable design concepts
 - b) an appropriate process for development (proposal call, design competition, extent of City involvement.)

Depending upon the conclusions reached by City Council and based upon the information provided in all of the above studies and analyses, it should then be possible to

- (vi) Prepare suitable material for a recommended procedure for the redevelopment of the Harbour Park site for consideration by City Council in January, 1978.

(Alderman Ford and Alderman Harcourt were opposed to Recommendation B.)

The meeting adjourned at approximately 2:50 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 487

PART REPORT TO COUNCILCOUNCIL COMMITTEE ON THE ARTS

NOVEMBER 2, 1977

A meeting of the Council Committee on the Arts was held on Wednesday, November 2, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 9:00 A.M.

PRESENT: Alderman Brown, Chairman
 Alderman Gibson
 Dr. G. Andrew
 Ms. N. Baird
 Mr. B. Carey
 Mr. J. Dayton
 Mr. B. Freschi
 Mr. L. Lauk
 Dr. D. McGann
 Mr. C. Wootten
 Mr. N. Young

ABSENT: Mayor Volrich
 Alderman Marzari
 Mrs. D. Shadbolt

ALSO PRESENT: Mr. E. Fladell
 Ms. F. Fitzgibbons

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. Overall Civic Festivals and Provincial Bi-Centennial Program

Distributed at the meeting were copies of a City Manager's report dated October 25, 1977 (copy circulated) in which the Director of Social Planning reported on a method of dealing with the growing number and variety of civic festivals in Vancouver.

The report included a schedule of festivals proposed for 1978 and estimated costs of these events, including a number of guidelines and concluding with a series of recommendations.

Appearing before the Committee on this matter were the Executive Assistant to the City Manager, the City Engineer and members of his staff, a representative from the Police Department and a representative from the Park Board.

During discussion, a number of corrections were made in the City Manager's report.

It was noted during discussion that the anticipated City cost of approximately \$100,000.00 for the 1978 events has increased considerably from previous years and that this increase reflects the 1978 Captain Cook Bi-Centennial programs.

During consideration, the City Engineer drew the Committee's attention to the \$10,000.00 listed as the City's cost for community events listed on Page 1 of the report. The City Engineer advised that there are over 200 parades held in the City each year and up until 1974, the City was involved in providing financial assistance for only three of these - the P.N.E. Parade, the Grey Cup Parade and the Remembrance Day Parade. There were no costs to the City for the remainder of the approximately 200 annual street parades.

Continued

Part Report to Council
 Council Committee on the Arts
 November 2, 1977

(IV-2)

Clause No. 1 Continued

The City Engineer explained to the Committee that in 1975, the City allocated approximately \$1,000.00 by way of grants approved by City Council for such events. This figure rose to approximately \$3,000.00 in 1976, about \$7,000.00 in 1977, and is estimated to total \$10,000.00 in 1978.

The City Engineer expressed concern that this figure could dramatically increase unless there is strict control on the City's financial participation in these events.

Mr. E. Fladell of the Social Planning Department responded that the allocation of \$10,000.00 for community events is not intended to pay 100% of the costs of these events.

The Chairman of the Committee indicated it is her understanding that the City's F.E.S.T. Committee would recommend to the Arts Committee which events the City should contribute to from the \$10,000.00 allocated for community events.

It was pointed out by the Executive Assistant to the City Manager that the intent of the report is to facilitate a presentation to Council covering a full year's program of festivals rather than under the present procedure of separate reports to Council on individual events.

The City Engineer advised the Committee that in his opinion the guidelines contained in the report are inadequate and that therefore recommendation No. 2 calls for further review by the City Engineer and the Director of Social Planning, in consultation with the City Manager, of general operating guidelines and detailed operating procedures.

The Chairman pointed out to the Committee that any recommendation by the Committee that Council approve the recommendations contained in the report is not an approval of the guidelines contained in the report.

Following further discussion, it was

RECOMMENDED

- A. THAT the overall 1978 Civic Festivals budget of \$182,000.00 as shown in the City Manager's report dated October 25, 1977, be approved in principle and be re-affirmed by the 1978 Council.*
- B. THAT the formation of Festival Expeditor Staff Team (FEST) be approved. General operating guidelines and detailed operating procedures be further reviewed by the City Engineer and Director of Social Planning in consultation with the City Manager with report back to the Committee on the Arts.
- C. THAT \$82,000.00 based on 20¢ per capita, (410,000 Vancouver City residents) immediately be requested from the Province.

Continued . . .

*It is the opinion of the Director of Legal Services and the Director of Finance that, although these funds would normally be in the form of grants, the City Charter, Section 204B, provides for expenditure of funds for 'the celebration of any anniversary or other patriotic events deemed by Council to be desirable'. This opinion is applicable for 1978 only and is based on recommendations from the Captain Cook Bi-Centennial Committee.

Part Report to Council
Council Committee on the Arts
November 2, 1977

(IV-3)

Clause No. 1 Continued

- D. THAT the overall Festivals and events budget be administered by the Director of Social Planning and that funds be allocated after review of individual festival programs in consultation with the Chairman of the Council Committee on the Arts, City Manager and the Festival Expeditor Staff Team.
- E. THAT the calendar of events be approved in principle and that authority be delegated to the Chief Constable and the City Engineer to approve details regarding parades and street closures to their specification. Representatives of these officials sit on the FEST Committee.
- F. THAT the street and traffic by-law 2849, section 88(3) be amended to change the notification of time from two weeks to 90 days but allowing for further notice in special cases, subject to the approval of the Chief Constable, and the Director of Legal Services prepare and submit the by-law amendment.

FOR COUNCIL ACTION SEE PAGE(S) 487

November 3, 1977.

VANCOUVER CITY PLANNING COMMISSION

TO: His Worship the Mayor and
Members of City Council

SUBJECT: Progress Report - May to October, 1977

CLASSIFICATION: Information

The Vancouver City Planning Commission reports as follows:

"INTRODUCTION"

In February of 1977, Mayor Jack Volrich proposed to Council a restructuring of the City Planning Commission to enable it to become more policy-oriented. He felt that the following should be the main features of a newly-structured Commission. It should be:

- (1) An advisory body to Council, provide insights, judgment and recommendations to assist Council in making decisions.
- (2) A source of community values - not a technical authority. Its primary duty should be to bring a community viewpoint to bear on a proposal.
- (3) A vehicle for public participation in the decision-making process. It should be structured in such a way as to be fairly representative of the community so that it will provide a pipeline to Council for community opinion.
- (4) It should also initiate community discussion and study.

The subsequent by-law (#5064 dated March 29, 1977) listed the duties of the Commission as:

- "7(a) to obtain ideas and opinions of the citizens of the City of Vancouver about the future of their city;
- (b) to prepare, and thereafter keep up-to-date, a set of goals for the City which can be used to guide action for change, and to submit these for the consideration of Council annually;
- (c) to prepare and keep up-to-date a programme of policies or a plan for the future of Vancouver, and submit it for the consideration of City Council;
- (d) to submit annually to Council a suggested budget;
- (e) to consider and report to Council on any proposal likely to have a significant effect on the future of the City."

How a voluntary agency of fourteen people working in its spare time was to carry out the challenging tasks implicit in the By-law, became an important task in itself. No local precedents existed but community goal-setting procedures had been developed in other places. With the aid of the Planning Department, members of the Commission were supplied with detailed information on the "Goals for Dallas" project and other similar material. Members then spent a whole Saturday in discussion. Subcommittees were set up to examine various possible aspects of a program. Members met with senior Planning Department staff to acquaint new members with the current work of the department and with the department's goals. One meeting was also helpfully attended by the City Engineer and some of his staff. These meetings occupied May and June.

PROGRAM ELEMENTS

By July a form and directions for Commission activities had begun to be identified. These are outlined briefly below and are explained more fully in the later sections of this report.

A. Citizen Input:

1. Develop a practicable and meaningful way of obtaining citizen input.
2. Give special consideration to local neighbourhoods.

B. Goals:

Based on the above, work toward formulation of a position paper or series of statements and/or questions for public discussion.

C. Policies/Plan for the Future:

1. Identify basic principles that should receive special emphasis.
2. Find a method of focusing on the economic future of Vancouver.
3. Examine current implications for Vancouver of the Livable Region Program.

D. Budget:

1. Endeavour to work for the remainder of the year on current budget.
2. Submit a program-oriented budget for 1978.

E. Special Issues:

1. Be prepared to comment on special issues or proposals.
2. Do not allow special issues to occupy too great a proportion of the Commission's limited available time until work is well-implemented in Sections (A), (B) and (C).
3. At all times keep in view the long range aspects involved in special issues being considered.

A. Citizen Input

Opportunities exist in Vancouver for citizens to put forward their views on many issues. Those who do so are often the representatives of special interest groups or a comparatively narrow group of people affected by a given issue. The Commission has been searching for ways of reaching a good cross-section of the community. It was decided to begin with existing contacts.

(a) Existing Contacts:

Present membership on the Commission represents in itself a useful spread and opportunity to contact people in the business world, community groups, various professions and certain areas of the city. The VCPC sponsors a Composite Committee composed of twenty-six active and interested groups and this year's chairman, Peter Ross, is a member of the Commission. It was felt that a useful start could be made by meeting with members of the Composite Committee in various groupings.

3.

Accordingly, to date, the Planning Commission has held discussions with representatives of business groups, community groups, social agencies and the design professions. All of these have made valuable inputs and views and comments have been recorded in detail and filed for use in preparing a statement of goals. The Commission still has a list of groups and individuals with whom it would like to meet as soon as its schedule of meetings will permit. A list of contacts already made and those proposed is included in the appendix. Groups who have already met with the Commission have expressed appreciation of the opportunity. The comment has been made that it is a useful exercise to have an opportunity to talk generally about concerns and interests. There have been strong indications that most groups would like "another round" and the possibility of providing this in workshop form is being considered.

One cannot but be impressed by the concern and interest of the participating individuals and groups who have identified themselves as concerned citizens prepared to share their insights and expertise.

(b) Citizens-at-large:

The Commission recognizes that there are many citizens however who are not members of structured groups and whose views and aspirations are not often publicly stated or directly channelled. There have been some projects undertaken that have attempted to reach these groups and the Commission has looked at these.

One was the "Vancouver Tomorrow" open workshop held about ten years ago. Another was a very professional survey, the "Urban Futures" project funded by the Minister of State for Urban Affairs in 1974.

The Commission considered the possibility of undertaking a sampling process. A meeting has been held with Professor Brahm Wiesman (School of Planning), Dr. George Grey (Sociology), Dr. John Collins (Adult Education) all of UBC, and Harry Lash, consultant. All of the above were closely involved in the 1974 Urban Futures project. All agreed that it would be useful for the Planning Commission to undertake a limited survey using a professional sampling process. The people surveyed could possibly then form a base group for regular sampling on major issues. This could provide a way of keeping abreast of major changes in public opinion and public values. It is in the values area and in matters of public priorities that most of the question marks are found.

Local Neighbourhoods:

Most members of the Commission have at some time been actively involved in their own local areas. They have indicated on the whole that they strongly support the current thrust to local area planning. The Commission had said that it would like to run a conference or workshop on local area planning; however the Kitsilano Planning Committee undertook such a project. It was felt that the citizen initiative was good and the Commission supported the workshop which took place on October 23. Members met with the Workshop Planning Committee and several members attended the workshop. A subcommittee is presently engaged in studying the Planning Department's report on Local Area Planning and will be forwarding its comments to Council in due course.

B. Goals

If the City is to have a statement of goals it is important that there should be strong indications of citizen support for such a statement. The Commission believes that the best way to get support is to start the process with considerable input, hence the activities described in Section A. The proposed modus operandi is to take inputs received through the contacts outlined above; to distill from these a preliminary statement; to provide an opportunity for people involved in the "first round" to comment on such statement; and to modify the statement accordingly. It is hoped that the modified statement may then receive much wider attention. The most useful way of doing this would be to use the media and invite comment through newspapers, community television, and radio. The feedback received would be used in preparation of the final draft to be sent to Council.

C. Policies/Plan for the Future

1. This will be one of the outcomes of the work on goals. However some principles and values already recognized are:
 - (a) The importance of the conserver society approach - the unselfish society;
 - (b) The importance of the relationship between jobs, housing and transportation;
 - (c) The importance of recognizing the appropriate scale for planning from the regional to the local area, and
 - (d) The importance of having an involved society so that insights and experience can be maximized.
2. Commission members feel that there is a need for a good look at the economic future of Vancouver. It is recognized that the expertise of the economists is rarely tapped. A subcommittee has therefore been working for some weeks on a program for a workshop to be held in January, 1978. It is hoped that this workshop will feature background papers on aspects of the civic and regional economy and identification of economic factors that must be considered when major decisions are made. Useful meetings with appropriate resource people have already been held.

3. Livable Region Program

Members have met with GVRD staff and with members of the GVRD Planning Committee. They have also discussed certain aspects of the Livable Region Plan with the groups with whom they have been meeting. Members feel that there is a need in Vancouver for a stronger GVRD public program and would like to see the GVRD undertake a renewed program of information and involvement amongst its constituents, as there are people who tend to regard the region as a mechanism for control and even suppression, rather than an exemplification of a cooperating society.

Because most members of the Commission have been involved in civic affairs for some time and therefore have some background in regard to the development of the GVRD and the Livable Region Program, they wish to examine the validity of some of the assumptions implicit in the Livable Region Program and the consequences of these for Vancouver. To assist greater understanding of Vancouver's relationship with the GVRD, the Commission is co-operating with the Composite Committee in an invitational one-day workshop on December 2, when the theme will be, "The Centre City and the Region".

D. Budget

It is anticipated that the current funds will be adequate to the end of the year and a Finance Subcommittee is working on a new budget.

E. Special Issues

The major focus of the Commission has been on the development of its goals and policy-making program. However, members are keenly interested in current issues. In line with their interest in the Conserver Society they have expressed a hope that some way will be found to save the King George High School. A subcommittee is currently preparing a report on some of the implications of the recently unveiled PNE proposals. Council referred to the Planning Commission the Parks Board response to proposals re: Stanley Park Entrance, made by their consultant and, after meeting with the Board, the Commission recommended the appointment of a special Task Force. The Commission Chairman, Mr. John Lecky, is serving as chairman of this Task Force and meetings have been attended by other Commission members.

CONCLUDING REMARKS

Members of the Commission have responded to their formidable task with considerable enthusiasm and personal commitment. The first appointments were made in April and since then members have attended sixteen general meetings, most of them of several hours length, and have also participated in committee work.

A great deal of reading material has been supplied to members to provide them with the background for their work. Most members have participated in community activities. From time to time members have been present at Council and at Council Committees. They have been represented at two major planning conferences and the B. C. Economic Symposium, a conference on municipal energy management and the Local Area Planning Workshop.

The Commission is represented on the Urban Design Panel and on the Conserver Society meetings called by Alderman Harcourt. Members have greatly appreciated the presence of elected officials at their discussions, as this always adds an important dimension to what is going on.

The members are now emerging from the first phase, that of a fairly intensive familiarization program, and are eager to embark on the task of preparing their evaluation, preliminary goals, and policies for the information of Council and the public.

Respectfully submitted,

John D. Lecky

John Lecky, *Pw ES*
Chairman.

Members of the VCPC:

Executive: John MacD. Lecky, Chairman
Peter Ross, Vice-Chairman
Alan Barnes,
Joyce Catliff,
George Taylor.

Members:	Charles Christopherson Donald Fairbrother Mary Kelly Jo-Ann Lee Rob Morris	Alderman Marguerite Ford Alderman Warnett Kennedy Parks Commissioner Ian Bain School Trustee Pamela Glass
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Executive
Coordinator Hilda Symonds

FOR COUNCIL ACTION SEE PAGE(S) 487

Groups and Individuals who have met with the Commission, May - October, 1977GVRD Planning Committee:

Mayor Gil Blair, Richmond
 Mayor Don Bell, North Vancouver District
 Alderman Don Ross, Surrey
 Mrs. Rhona Barrett, Director from Electoral Area B, Ioca-Buntzen

GVRD Planning Department

Mr. W. T. Lane, Director of Development
 Mr. Gerard Farry, Director of Planning
 Mr. Peter George, Census Information

Business Groups:

Tony Akester, President, Building Owners' & Managers' Association
 Mr. Gerry Lockhart, " " " "
 Mrs. Jill Watt, " " " "
 Mr. John Williams, Greater Vancouver Real Estate Board
 Mr. John Parker, Townsite Committee
 Mr. Philip Boname, Urban Development Institute
 Mr. David Mooney, " " "
 Mr. Roy Ayler, Vancouver Board of Trade
 Mr. John Oliver, " " "

Board of Parks and Public Recreationre: Stanley Park Entrance - Coal Harbour:

Mr. Ian Bain, Chairman
 Mr. Russell Fraser, Planning Committee Chairman
 Mr. Andy Livingstone
 Mrs. E. M. Atkinson
 Mrs. M. A. Fowler
 Mr. Richard Mann, Consultant
 Mr. Stuart Lefeaux, Superintendent of Parks
 Mr. Larry Foster, Director of Planning
 Mr. Brian Wallace, Transportation Engineer

Design-Oriented Groups:

Mr. Arthur Cowie, Landscape Architect/Planner, Eikos Design Group
 Mr. Ian Davidson, Architect
 Mr. Bruno Freschi, Architect, Architecture and Planning Research
 Mr. Henry Hawthorn, Architect, Hawthorn, Mansfield and Towers
 Mr. Peter Cardew, Architect, Rhone and Iredale
 Mr. Roger Kemble, Architect
 Mr. Don Vaughan, Landscape Architect, Don Vaughan & Associates Ltd.
 Mr. Joe Wai, Architect, I.B.I. Group

Neighbourhood Agencies:

Mr. Elmer Helm, Neighbourhood Services Association
 Ms. Andrea Spindel, Social Planning and Review Council (SPARC)
 Mr. Bob Yates, Vancouver School Board
 Mr. Len Ryan, Vancouver Parks Board
 Mr. Bob Myers, United Way
 Ms. Joan McNeil, " "

Community Groups:

Mr. Bob Carey, Community Arts Council
 Mr. Jim Craig, Chairman, Community Arts Council
 Mr. Harald Weinreich, Citizens' Council on Civic Development
 Mr. Herb Barbolet, Executive Director, Community Planning Association
 of Canada, B. C. Division
 Mr. David Driscoll, Chairman, " " " "

Individuals:

Mr. Terry Tanner, Consultant
 Mr. Robert Prittie, former Chairman of GVRD
 Mr. Alan Sutton, Manager, Planning Process Group, B.C. Research

Suggested Further ContactsCity Boards and Commissions:

Vancouver School Board
Board of Parks and Public Recreation
Heritage Committee
Urban Design Panel

Remaining Composite Committee Groups:

Vancouver Council of Women
University Women's Club
Junior League of Vancouver
Consumer Association of Canada

Housing Interests:

Central Mortgage & Housing Corporation
Developers and financial organizations
Property owners'and tenants' associations

Senior Citizens' Groups; Students

Further contact with local area groups